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Castleton Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-15-305-003	11475 CASTLETON COURT	09/29/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$221,400	34.87	
D-04-15-305-011	11474 CASTLETON COURT	08/30/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$221,500	35.44	
Totals:			\$1,260,000			\$1,260,000	\$442,900		
								Sale. Ratio =>	35.15
								Std. Dev. =>	0.41

Cur. Appraisal	Land + Yard	Blgg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$629,928	\$56,148	\$578,852	\$535,742	1.080	2,978	\$194.38	00002	0.1198
\$621,315	\$63,156	\$561,844	\$521,157	1.078	2,907	\$193.27	00002	0.1198
\$1,251,243		\$1,140,696	\$1,056,899			\$193.82		0.0017
				E.C.F. =>		Std. Deviation=>		0.00169453
				Ave. E.C.F. =>		Ave. Variance=>		0.1198 Coefficient of Var=>
				1.079				0.1198

Building Style	Land Value	Land Table	Property Class	Building Dep.
2 STORY	\$56,148	CASTLETON FARMS	401	93
2 STORY	\$62,412	CASTLETON FARMS	401	80

0.111020722

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Clir/ Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$629,928	\$61,220	\$56,148	1.16	1.16	\$52,595	\$1.21	00002	5499/0975
\$621,315	\$66,097	\$62,412	1.99	1.99	\$33,231	\$0.76	00002	5495/0816
\$1,251,243	\$127,317	\$118,560	3.15	3.15				
			Average		Average			
			per Net Acre=>	40,379.64	per SqFt=>	\$0.93		

Land Table

Class

CASTLETON FARMS 401

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